Minneapolis
Park & Recreation Board

Resolution 2019-425

Resolution Approving an Agreement with ICM (VII) Mill Place LP (ICM) to Allow the Minneapolis Park and Recreation Board to Capture Rainwater for Reuse in the Water Works Project from the Barrel House and Engine House Properties Located at 111 3Rd Avenue South and 333 1St Street South, Minneapolis

Whereas, The Minneapolis Park and Recreation Board (MPRB) is authorized to contract with public and private entities in the performance of its duties;

Whereas, The MPRB intends to construct improvements within Mill Ruins Park, part of the Central Mississippi Riverfront Regional Park, related to Water Works and the Project's Mezzanine Phase of development;

Whereas, The MPRB has accepted a Capital Improvement Grant award from the Mississippi Watershed Management Organization (MWMO) for design and construction of innovative stormwater management practices, including a rainwater reuse system, as part of the Water Works Mezzanine Phase Construction;

Whereas, ICM (VII) Mill Place LP, a Minnesota limited partnership (ICM), owns and manages on-site stormwater infrastructure that captures rainwater from the Barrel House (located at 111 3rd Avenue South) and Engine House (located at 333 1st Street South) building rooftops and conveys it to the public utility infrastructure system;

Whereas, ICM agrees to participate in the MPRB rainwater reuse system by allowing some of its rainwater to be redirected to the park and managing the property over time to avoid negative water quality impacts to the redirected rainwater;

Whereas, Water redirected from ICM to Water Works will be used for irrigation at the Water Works site and toilet flushing in the proposed pavilion, reducing the Project's reliance on potable water from the City of Minneapolis;

Whereas, The City of Minneapolis has determined this use of stormwater to be reasonable and has issued construction permits based on code requirements;

Whereas, While there are many aspects of the rainwater reuse system that will be built by MPRB and many aspects of private stormwater infrastructure that are owned by ICM, this Agreement addresses those aspects of initial construction, ongoing management and any future reconstruction that protect the interests of each party; and

Whereas, This resolution is supported by the MPRB 2007-2020 Comprehensive Plan, which

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envisions “Dynamic parks that shape city character and meet diverse community needs;”

RESOLVED, That the Board of Commissioners approves an Agreement with ICM (VII) Mill Place LP (ICM) to Allow the Minneapolis Park and Recreation Board to Capture Rainwater for Reuse in the Water Works Project from the Barrel House and Engine House Properties located at 111 3rd Avenue South and 333 1st Street South, Minneapolis; and

RESOLVED, That the President of the Board and Secretary to the Board are authorized to take all necessary administrative actions to implement this resolution.

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TO: Administration & Finance Committee

FROM: Michael Schroeder,

DATE: January 8, 2020

SUBJECT: Resolution Approving an Agreement with ICM (VII) Mill Place LP (ICM) to Allow the Minneapolis Park and Recreation Board to Capture Rainwater for Reuse in the Water Works Project from the Barrel House and Engine House Properties Located at 111 3Rd Avenue South and 333 1St Street South, Minneapolis

BACKGROUND

This resolution approves an agreement (*Attachment A*) with ICM (VII) Mill Place LP (ICM) to allow the Minneapolis Park and Recreation Board (MPRB) to capture Rainwater for reuse in the Water Works Project from the Barrel House and Engine House Properties located at 111 3rd Avenue South and 333 1st Street South, Minneapolis. MPRB hired a consultant to complete a preliminary assessment of stormwater management planned as part of the Water Works Mezzanine Phase concept and to assist with a Capital Improvement Grant application to Mississippi Watershed Management organization (MWMO). In 2017, MPRB accepted a Capital Improvement Grant award from the MWMO for the design and construction of innovative stormwater management practices within the Water Works Mezzanine Phase Construction project in an amount not to exceed $900,000.

Through its Capital Improvement Grant awards, MWMO provided funding to cover stormwater management practices that were beyond the existing requirements. To provide treatment that goes "above and beyond" the stormwater management required by the City of Minneapolis, a stormwater reuse system is proposed at the Water Works project site that will collect and treat roof runoff from the existing rooftops of adjacent buildings. This water will be used for irrigation at the Water Works site and toilet flushing in the proposed pavilion.

MPRB and the engineering consultant met with City of Minneapolis Department of Public Works and building/plumbing code staff to discuss the proposed reuse system. City staff initially indicated that they were comfortable with the treatment of private roof runoff on MPRB parcels and later approved the system for code compliance through standard review processes.

Under existing conditions, the rooftops of the Engine House discharges to the storm sewer and the Mississippi River untreated and the Barrel House discharges to the sanitary sewer. City and MPRB staff visited both rooftops and determined that, based on current rooftop uses, the rainwater discharge could be suitable for the intended reuse with minor modifications.

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MPRB met with the staff of ICM to review the proposed agreement and the responsibilities of both parties regarding the costs of conveyance, system maintenance, and standards of sanitation at the point of connection.

MPRB legal counsel has reviewed and approved the agreement as to form and legality.

FUNDING

Sources*		$22,039,646
MPF Philanthropic Funding	$15,500,000	
MPRB Funding	$4,497,138	
St. Anthony Falls Heritage Board Grant (cultural resource consulting work)	$43,000	
MWMO Capital Improvement Funding	$900,000	
Downtown West Neighborhood Park Dedication Funds	$1,099,508	

Uses*		$22,039,646
Shallow Archaeology	$ 65,000	
Fuji Ya Deconstruction	$780,000	
Masonry Rehabilitation and Grading	$1,050,000	
Mezzanine Phase Landscape	$886,170	
Mezzanine Phase Site Precast Concrete	$419,137	
Mezzanine Phase Structural Precast Concrete	$59,000	
Mezzanine Phase Historic Masonry	$854,235	
Mezzanine Phase Structural Steel Supply	$865,586	
Mezzanine Phase Sitework Allocation	$2,961,306	
Mezzanine Phase Site Precast Install Allocation	$264,272	

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Mezzanine Phase Carpentry, Bldg Demo	$1,084,800
Mezzanine Phase Electrical	$795,380
Mezzanine Phase Concrete	$1,300,000
Mezzanine Phase Masonry and Arch Precast	$1,370,000
Mezzanine Phase Roofing and Metal Panels	$170,689
Mezzanine Phase Aluminum, Openings, and Glazing	$348,175
Mezzanine Phase Conveying Equipment	$142,480
Mezzanine Phase Plumbing	$498,400
Mezzanine Phase HVAC	$429,200
Mezzanine Phase Drywall	$207,565
Mezzanine Phase Steel Erection	$318,800
Damon Farber Associates Consulting Team	$3,458,388
Damon Farber Associates Consulting Team Amend #3	$190,415
Park Development (admin, misc consulting and project costs)	$3,520,648
Balance	$0

MPRB and MPF staff continue to seek additional sources of funding.

RECOMMENDATION

Staff recommends that the Board of Commissioners approve an agreement with ICM (VII) Mill Place LP (ICM) to allow the Minneapolis Park and Recreation Board to capture rainwater for

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reuse in the Water Works Project from the Barrel House and Engine House properties located at 111 3rd Avenue South and 333 1st Street South, Minneapolis.

This action is supported by the following vision and goal statements in the MPRB 2007-2020 Comprehensive Plan:

Vision Theme 3: Dynamic parks that shape city character and meet diverse community needs.

Goal: Parks shape an evolving city

Goal: Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.

HISTORY:

12/18/19	**Administration & Finance Committee**	**ADOPTED**

ATTACHMENTS:

- Attachment A- Rainwater Capture Agmnt (PDF)

Prepared By: Kate Lamers,, Design and Project Management
Review:

Cindy Anderson	Completed	12/02/2019 12:12 PM
Cliff Swenson	Completed	12/03/2019 10:51 AM
Michael Schroeder	Completed	12/04/2019 12:33 PM
Jennifer Ringold	Completed	12/08/2019 8:02 PM
Al Bangoura	Completed	12/09/2019 5:27 PM
Administration & Finance Committee	Completed	12/18/2019 5:50 PM
Minneapolis Park and Recreation Board	Pending	01/08/2020 5:00 PM